

Table 1. Labor Force and Employment in the Charleston-North Charleston HMA, 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	12 Months Ending	
																		June 2016	June 2017
Labor force	268.9	261.6	267.4	278.3	288.0	295.7	303.4	313.3	317.6	318.1	327.1	335.8	343.1	345.6	353.8	364.6	373.5	369.2	377.4
Resident employment	260.0	250.6	255.5	263.2	272.5	279.8	287.8	299.3	299.9	288.4	296.9	306.4	317.0	323.8	334.3	345.8	358.1	352.1	363.4
Unemployment	8.9	11.0	11.9	15.1	15.5	15.9	15.6	14.0	17.7	29.7	30.3	29.4	26.1	21.8	19.4	18.8	15.5	17.1	14.0
Unemployment rate (%)	3.3	4.2	4.4	5.4	5.4	5.4	5.2	4.5	5.6	9.3	9.3	8.8	7.6	6.3	5.5	5.2	4.1	4.6	3.7
Total nonfarm payroll jobs	261.8	258.7	263.1	266.1	274.9	282.3	289.0	301.3	301.9	286.2	287.4	295.8	305.4	312.1	322.3	334.2	346.2	340.6	350.7
Goods-producing sectors	42.6	42.0	41.2	39.5	41.3	41.6	42.8	44.3	41.8	36.3	34.9	36.1	37.2	39.0	41.0	43.3	45.1	44.3	46.1
Mining, logging, & construction	19.7	20.2	20.3	18.8	20.2	20.4	21.5	21.8	19.0	15.4	14.2	13.9	13.7	15.0	16.3	17.7	19.1	18.5	19.8
Manufacturing	22.9	21.8	20.9	20.7	21.1	21.3	21.3	22.5	22.8	20.9	20.7	22.3	23.6	24.0	24.7	25.6	26.0	25.9	26.3
Service-providing sectors	219.1	216.7	221.9	226.6	233.5	240.6	246.3	257.0	260.1	249.9	252.5	259.7	268.2	273.2	281.2	290.9	301.0	296.2	304.6
Trade	41.7	41.4	42.0	42.0	43.2	45.6	46.6	47.0	45.2	42.2	42.5	43.3	43.9	44.8	46.2	47.8	49.6	49.0	50.3
Wholesale trade	7.4	7.7	8.1	7.8	8.1	8.5	8.7	9.3	8.9	8.1	8.2	8.0	7.9	7.9	8.1	8.5	9.1	8.8	9.3
Retail trade	34.3	33.7	33.9	34.2	35.1	37.1	37.9	37.7	36.3	34.1	34.3	35.3	36.0	36.9	38.1	39.3	40.5	40.2	41.0
Transportation & utilities	13.1	12.3	12.1	11.7	12.1	11.4	11.4	12.0	12.4	11.1	11.0	11.8	13.1	13.6	13.8	14.0	14.1	13.9	14.2
Information	4.6	4.5	4.5	4.8	4.9	5.1	5.4	5.6	5.6	5.3	5.0	4.9	4.9	5.0	5.2	5.4	5.7	5.6	5.7
Financial activities	10.2	10.2	9.8	10.0	10.5	11.9	12.2	12.9	12.8	11.8	11.5	11.9	12.6	12.9	13.4	14.2	14.5	14.3	14.5
Professional & business services	32.5	33.0	33.4	32.3	34.5	35.7	38.1	42.0	43.1	40.3	41.8	44.3	45.9	46.4	48.2	50.0	52.7	51.2	54.1
Education & health services	24.0	24.3	26.2	28.7	28.8	28.9	29.7	30.9	32.4	32.9	33.7	34.8	34.7	35.3	36.6	37.9	38.7	38.4	39.0
Leisure & hospitality	31.0	30.0	31.2	32.8	34.0	34.4	35.0	36.9	37.2	35.6	35.4	36.6	38.2	39.5	41.6	43.9	46.7	45.3	47.3
Other services	9.2	8.8	9.3	9.8	10.4	11.6	11.8	11.6	11.4	10.9	10.5	11.0	12.6	13.0	13.5	13.8	13.8	13.8	13.8
Government	52.8	52.1	53.4	54.5	55.2	56.1	56.3	58.1	60.2	59.9	61.2	61.2	62.4	62.6	62.8	64.0	65.2	64.8	65.6
Federal	8.8	8.1	8.1	8.1	8.0	8.1	8.3	8.3	8.4	8.6	9.7	9.9	10.1	10.3	10.1	10.4	10.8	10.6	10.9
State	21.6	21.5	22.0	22.5	22.8	22.9	23.0	23.8	24.7	24.3	24.5	24.7	25.3	25.0	25.2	25.5	25.9	25.8	25.8
Local	22.4	22.6	23.3	24.0	24.5	25.1	25.0	26.0	27.1	27.0	27.1	26.5	26.9	27.3	27.5	28.0	28.6	28.3	28.9

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through June 2017.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Charleston-North Charleston HMA, 2000 to Forecast

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Charleston-North Charleston HMA	549,033	664,607	776,800	828,500	11,550	1.9	15,450	2.2	17,250	2.2
Households										
Charleston-North Charleston HMA	207,957	259,987	302,500	322,200	5,200	2.3	5,875	2.1	6,575	2.1

Notes: Rates of change are calculated on a compound basis. The current date is July 1, 2017. The forecast date is July 1, 2020.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Charleston-North Charleston HMA, 2000, 2010, and Current

	Charleston-North Charleston HMA		
	2000	2010	Current
Total housing inventory	232,985	298,542	332,900
Occupied units	207,957	259,987	302,500
Owner-occupied	138,342	170,522	189,600
%	66.5	65.6	62.7
Renter-occupied	69,615	89,465	112,900
%	33.5	34.4	37.3
Vacant units	25,028	38,555	30,300
Available units	9,629	19,639	12,350
For sale	1,981	5,212	2,500
Rate (%)	1.4	3.0	1.3
For rent	7,648	14,427	9,825
Rate (%)	9.9	13.9	8.0
Other vacant	15,399	18,916	18,000

Notes: Numbers may not add to totals because of rounding. The current date is July 1, 2017.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Charleston-North Charleston HMA, 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	12 Months Ending	
																		June 2016	June 2017
Charleston-North Charleston HMA																			
Total	5,387	4,684	5,982	7,394	8,306	10,818	9,073	6,780	5,172	3,057	3,298	3,925	4,999	4,145	6,558	6,724	9,078	7,425	9,375
Single-family	3,906	3,916	4,985	5,384	7,371	8,084	7,304	5,602	3,694	2,840	2,895	2,705	3,240	3,779	4,577	4,608	4,787	4,600	4,750
Multifamily	1,481	768	997	2,010	935	2,734	1,769	1,178	1,478	217	403	1,220	1,759	366	1,981	2,116	4,291	2,825	4,625

Notes: Numbers may not add to totals because of rounding. Current includes data through June 2017.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Charleston-North Charleston HMA, 1999, 2009, and 2015

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2015	1999 to 2009	2009 to 2015
Median Family Income	43,200	60,300	62,900	3.4	0.7
Median household income	39,491	48,246	56,430	2.0	2.6

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2015 median household income—U.S. Census Bureau, 2009 and 2015 American Community Survey 1-year data